



GRASSROOTS
REALTY GROUP

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19749 45 Street SE
Calgary, Alberta

MLS # A2278417



\$559,458

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,664 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		
Inclusions:	N/A		

Welcome to the Wicklow in the vibrant community of Seton. This thoughtfully designed home by Brookfield Residential features 3 bedrooms, 2.5 bathrooms, two distinct living areas, and a full basement that awaits your imagination! Offering nearly 1,700 sq. ft. of living space across two levels, the Wicklow blends modern design with functional, family-friendly layouts. The main floor is bright and inviting, with expansive front windows that allow natural light to flood the space throughout the day, while ensuring optimal sunshine in the southwest-facing backyard in the evenings. The open-concept layout is enhanced by 9-foot ceilings, creating a comfortable and airy living environment. The kitchen is a standout feature with full-height cabinetry, a central island, a large corner pantry, and a full suite of stainless-steel appliances, including a chimney-style hood fan, built-in microwave, and gas line for the range. It flows seamlessly into the dining area and sliding patio doors lead to the backyard, perfect for indoor-outdoor living. On the upper level, a centrally located bonus room provides separation between the spacious primary suite and the two additional bedrooms, offering added privacy. The primary suite features a walk-in closet and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The full basement is undeveloped, offering endless potential, and includes a separate side entrance for direct exterior access. There is ample space to create a large living area, an additional bedroom, and a full bathroom, making this ideal for growing families or future income potential (subject to local municipal guidelines and approvals). The southwest-facing backyard provides plenty of space for family activities and leads to a double parking pad, with future potential to add a

detached garage if desired. This home comes with a builder’s warranty and the Alberta New Home Warranty, giving you peace of mind. Ideally located just a short walk from Seton’s extensive amenities and the South Calgary Health Campus, this property is perfect for families or investors alike.